

RUMSON ZONING BOARD
November 20, 2018
MINUTES

The regularly scheduled meeting was called to order at 7:32 pm with a salute to the flag, followed by a roll call of: Chairman Brodsky, Mrs. Kirkpatrick, Mr. Shissias (arrived at 7:35), Mrs. Carras, Mr. Blum, Mr. Torcivia, Mr. Hofferber, Mr. Duddy
Absent: Mr. Lizotte

Also present: Bernard Reilly, Esq., Fred Andre' and State Shorthand Reporting Services.

The notice requirements of the Open Public Meetings Act were stated as being met.

Mr. Reilly presented a Resolutions approving the applications of Tina Palmer and Louis Mangiavillano for property located at 1 Center Street, and Dennis and Sarah Devine for property located at 39 Robin Road for the Board's consideration. After Board review and discussion, Mrs. Kirkpatrick made a Motion to approve the Resolutions as drafted; Seconded by Mrs. Carras.

Roll call vote:

Ayes: Chairman Brodsky, Mrs. Kirkpatrick, Mr. Shissias, Mrs. Carras, Mr. Blum, Mr. Duddy

Nays: None

Abstain: Mr. Torcivia, Mr. Hofferber

Chairman Brodsky announced the continued application of Ray and Filomena Gogel for property located at 14 Wilson Circle be presented to the Board. Mr. Reilly recused himself from this application and Richard C. Leahey, Esquire takes his seat as Board Attorney.

Lawrence W. Luttrell, Esquire, representing the applicants placed his appearance on the record. Michael R. Leckstein, Esquire, representing Mr. and Mrs. Wilt placed his appearance on the record. Ronald S. Gasiorowski, Esquire, representing Mr. and Mrs. Mullins placed his appearance on the record.

Mr. Luttrell stated that the applicants have concluded their presentation.

Mr. Leckstein asked that his clients be sworn in to address the Board. Wendy and Larry Wilt residing at 12 Wilson Circle were sworn in. Mrs. Wilt stated that she objects to doubling the size of the recently renovated home next door. Mrs. Wilt feels the proposed massing of the house will encroach on her light, air and open space and the addition of fill and grading changes to the property will cause flooding onto her property and the neighborhood. Mrs. Wilt also feels the proposed rear yard patio will cause a fish-bowl effect on her yard.

Mr. Wilt expressed his concerns with the proposal as being the fill added to the property; the raised patio in the rear; the installation of

drywells to the property causing flooding on his property and the neighborhood.

Mr. Gasiorowski asked that his client be sworn in to address the Board. Jennifer Mullins residing at 16 Wilson Circle was sworn in. Mrs. Mullins stated her concerns with the proposed application as being the massing of the house and the addition of fill to the property. Mrs. Mullins feels the proposal will encroach on her light, air and open space.

There being no further public comments, Chairman Brodsky closed the public portion.

Mr. Leckstein and Mr. Gasiorowski gave a summation of their clients' objections to the proposal before the Board.

Mr. Luttrell gave a summation of the proposal before the Board.

Board Members reviewed the application and made the following suggestions: Reduction to the elevation in the turn-around area, increase in landscape buffering, decrease to the rear patio and first floor elevation.

Mr. Luttrell advised the Board that the applicant is willing to take Board's suggestions into consideration and will submitted revised plans for review and approval. Mr. Monroe listed the revisions to the plans.

After further discussion, Chairman Brodsky asked the pleasure of the Board. Mrs. Kirkpatrick made a motion to approve the application subject to the revised plans being reviewed and approved by the Board and the Borough Engineer; Seconded by Mr. Shissias.

Roll call vote:

Ayes: Chairman Brodsky, Mrs. Kirkpatrick, Mr. Shissias, Mrs. Carras, Mr. Blum, Mr. Duddy

Nays: None

Abstain: Mr. Trocivia, Mr. Hofferber

Mr. Reilly resumes his seat as the Board Attorney.

Chairman Brodsky announced that the application of Victoria Prindiville for property located at 25 East River Road be presented to the Board. Mrs. Kirkpatrick recused herself from hearing the application.

Ms. Prindiville was sworn in and introduced Michael J. Monroe, a New Jersey Architect. Mr. Monroe was sworn in and the Board accepted his credentials.

Mr. Monroe submitted the following exhibits for the Board's consideration: A-1 Packet of three photographs, A-2 Garage Options. Mr. Monroe testified that the application is to construct a new two-story rear addition and rear second-floor addition, new one-story side addition and remove the existing rear deck and replacing it with a grade-level patio. The existing non-conforming detached garage is to be removed and a new 260 square-foot detached garage constructed in the secondary front yard. The new construction will create non-conformity in having a

detached building located in the front yard and decrease non-conformity in secondary building front setback where 20.46 feet is being proposed and 35 feet is required. Mr. Monroe described the architectural details of the project and the garage options.

Chairman Brodsky opened the application for public comments and/or questions. There being none, the public portion was closed.

After further Board discussion, Chairman Brodsky asked the pleasure of the Board. Mr. Torcivia made a motion to approve the application repositioning the garage so that the driveway is not in the Borough's right-of-way and subject to the revised plans being reviewed and approved by the Board and the Borough Engineer; Seconded by Mr. Hofferber.

Roll call vote:

Ayes: Chairman Brodsky, Mr. Shissias, Mrs. Carras, Mr. Blum, Mr.

Torcivia, Mr. Hofferber, Mr. Duddy

Nays: None

Chairman Brodsky asked for comments on the October 16, 2018 Zoning Board Minutes. Mr. Blum made a motion to approve the Minutes as submitted; Seconded by Mr. Duddy. By voice vote the October 16, 2018 Minutes were approved with Mr. Torcivia and Mr. Hofferber abstaining from the vote.

There being no further business before the Board, the meeting was adjourned at 10:12 p.m.

The next scheduled meeting will be December 17, 2018 at 7:30 p.m.

Respectfully submitted,
Michele MacPherson